

House File 146 - Introduced

HOUSE FILE 146

BY JONES

A BILL FOR

1 An Act relating to notice requirements for actions for forcible
2 entry and detainer.

3 BE IT ENACTED BY THE GENERAL ASSEMBLY OF THE STATE OF IOWA:

1 Section 1. Section 648.5, Code 2017, is amended by adding
2 the following new subsection:

3 NEW SUBSECTION. 4A. The notice requirements of this section
4 shall be deemed to have been satisfied if the defendant appears
5 at the hearing.

EXPLANATION

7 The inclusion of this explanation does not constitute agreement with
8 the explanation's substance by the members of the general assembly.

9 This bill relates to notice requirements for actions for
10 forcible entry and detainer.

Under current law, in an action for forcible entry and
detainer, the plaintiff must serve the defendant with notice as
specified in Code section 648.5 and not less than three days
prior to the hearing. A default judgment cannot be entered
against the defendant if the original notice was not served in
accordance with the requirements of Code section 648.5.

17 The bill provides that if the defendant appears at the
18 hearing, the notice requirements shall be deemed to have been
19 satisfied.